

6,694 SF TO 13,388 SF INDUSTRIAL/FLEX SUITE FOR LEASE | OCEANSIDE, CA

# 4015 AVENIDA DE LA PLATA



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.




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# PROPERTY HIGHLIGHTS

 **Address:** 4015 Avenida De La Plata  
Oceanside, CA 92056

 **Total Square Feet:** 13,388 SF (Suites 401 & 402)  
Office - 5,960 SF (45%)  
Warehouse - 7,428 SF (55%)

 **Year Built:** 2004

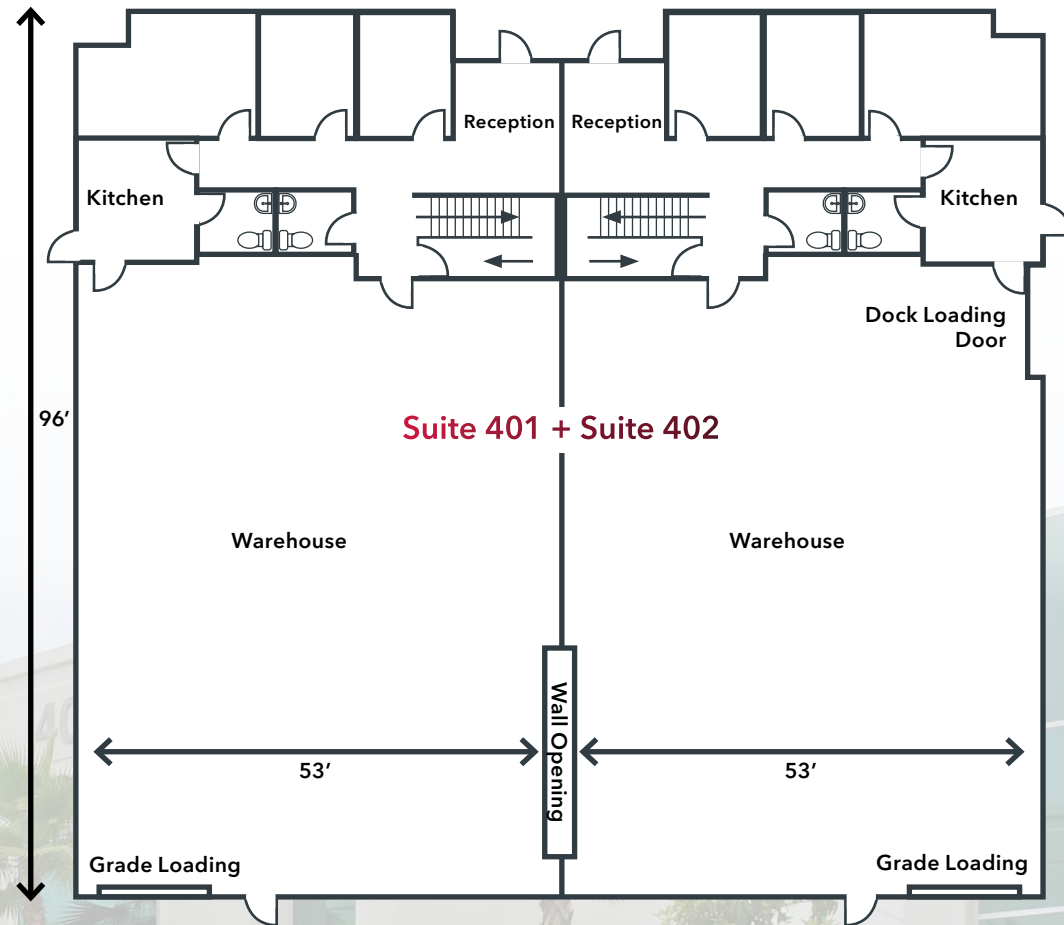
 **Power:** 600a/120 - 208v

 **Loading:** Two Grade Level Door, One Dock Platform

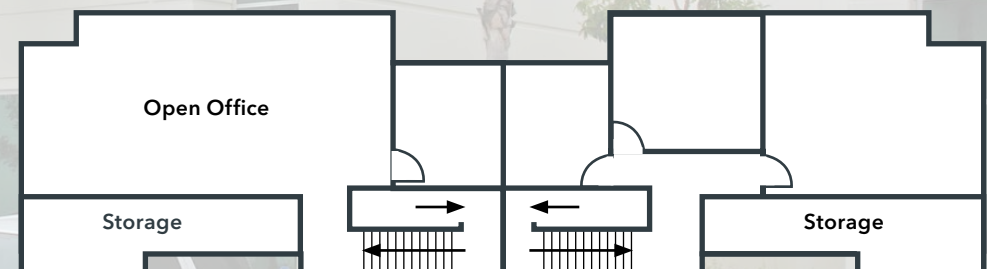
 **Clear Height:** 22'

**LEASE RATE: \$1.05/SF NNN**

## FLOOR 1




## FLOOR 2



**AVAILABLE FOR LEASE**

2 | 4015 Avenida De La Plata, Oceanside, CA


# PROPERTY HIGHLIGHTS

 **Address:** 4015 Avenida De La Plata  
Oceanside, CA 92056

 **Total Square Feet:** 6,694 SF (Suite 401 or 402)

 **Year Built:** 2004

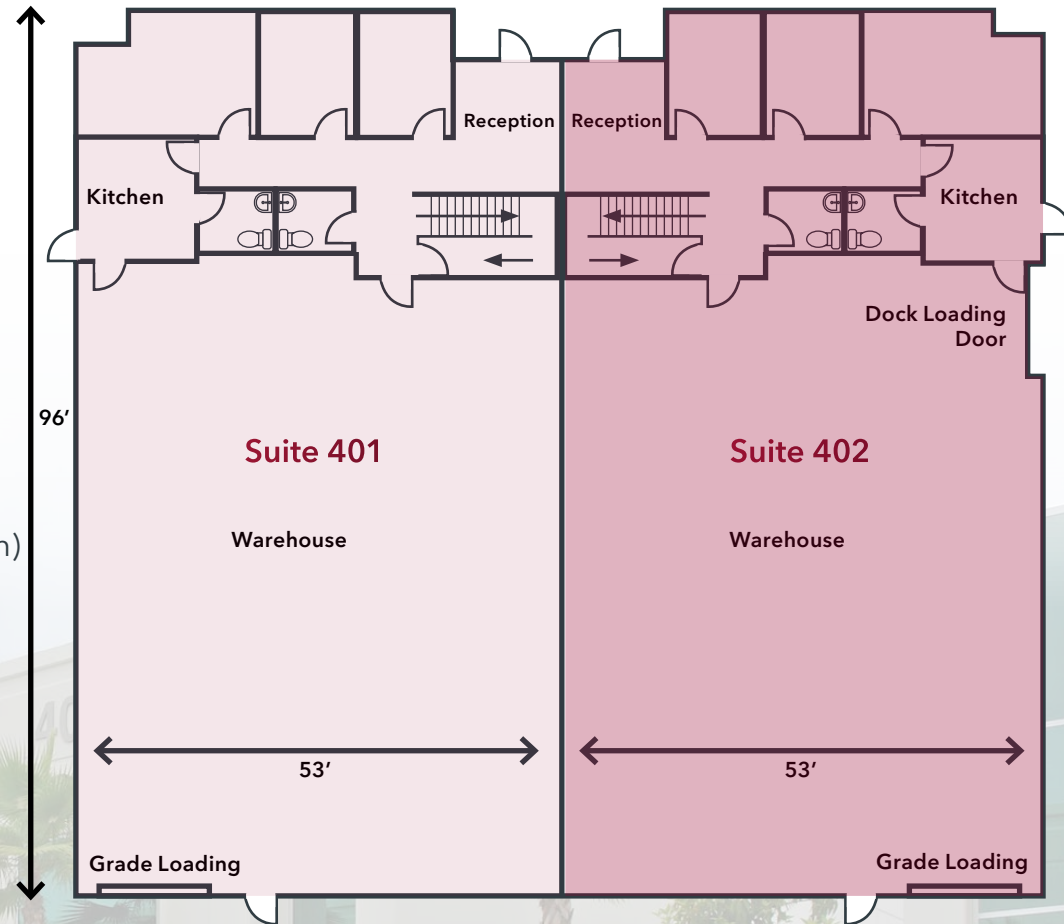
 **Power:** 600a/120 - 208v

 **Loading:**  
Suite 402 (One Grade Level Door, One Dock Platform)  
Suite 401 (One Grade Level Door)

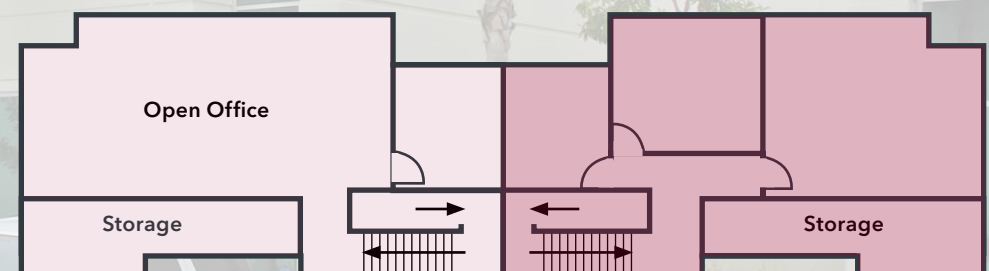
 **Clear Height:** 22'

**LEASE RATE: \$1.15/SF NNN**

## FLOOR 1



## FLOOR 2



**AVAILABLE FOR LEASE**

3 | 4015 Avenida De La Plata, Oceanside, CA

# PROPERTY LOCATION



- Dirty Dough
- the Habit BURGER GRILL
- reform
- THE GREAT GREEK Mediterranean Grill
- ROOSTR YARD GRILLED CHICKEN MARKET
- ALOHANA
- Pizza Guys

- Valerie's TACO SHOP
- JUNKYARD
- Felix's BBQ With Soul
- Nongia e Baw modern italian kitchen
- FIRE & FLOW hot yoga
- Red Persimmon Nails & Spa
- GRANDMA'S RESTAURANT
- THE GOURMET TAMALE



**Rancho Del Oro Gateway**

- Albertsons
- STARBUCKS COFFEE
- CAFE DE THAI AND SUSHI
- DAVE'S HOT CHICKEN
- Jack In the box
- verizon
- the Draft
- KFC
- HIMALAYAN BISTRO
- L & L HAWAII
- CASERA
- SUPERCUTS

- FedEx
- BELCHING BEVER

AVAILABLE FOR LEASE

4 | 4015 Avenida De La Plata, Oceanside, CA

# ABOUT OCEANSIDE

Oceanside, California is a dynamic coastal city of roughly 170,000 residents located in northern San Diego County, offering a diverse population, strong household incomes, and a growing economic base. The city benefits from a well-educated workforce, a median household income near \$94,000, and a high rate of homeownership, supporting solid consumer spending. Oceanside's economy is driven by healthcare, retail, tourism, logistics, and professional services, with additional stability from its proximity to Camp Pendleton and regional employment centers. Its coastal location, improving downtown core, and balanced mix of residents, visitors, and businesses make Oceanside an attractive market for both commercial investment and long-term growth.

Oceanside hosts thousands of employer and non-employer firms, with a diverse mix of minority-owned, women-owned, and veteran-owned businesses. Economic indicators such as retail and office vacancy rates remain moderate, and commercial rents vary by sector. Tourism-related sectors (accommodation and food) and healthcare (e.g., facilities like Tri-City Medical Center) anchor local employment. Recent trends show modest income growth, slight population contraction, and ongoing importance of service-oriented industries as part of the local economic ecosystem.

## WITHIN 5 MILES OF PROPERTY



**316,755**  
**POPULATION**



**\$138,943**  
**AVERAGE HH INCOME**



**38.3**  
**AVERAGE AGE**



**11,557**  
**TOTAL BUSINESSES**



**91,130**  
**TOTAL EMPLOYEES**



**AVAILABLE FOR LEASE**

5 | 4015 Avenida De La Plata, Oceanside, CA

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# 4015 AVENIDA DE LA PLATA



COMMERCIAL REAL ESTATE SERVICES

1908 Wright Pl, Suite 180 | (760) 929-9700 | [lee-associates.com](http://lee-associates.com)

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**CONTACT BROKERS FOR MORE INFO**

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